

JANICE ANNE (BROADWAY) ANGLIN	)	GRANTOR(S)
AS ADMINISTRATRIX FOR THE ESTATE OF	)	
AUBREY EARL BROADWAY AND	)	
INDIVIDUALLY, AS THE SOLE HEIR	)	
TO	)	ADMINISTRATRIX'S DEED
	)	
BERNAVE RUIZ	)	GRANTEE(S)
AND REYNA NOEMI RUIZ	)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged I, JANICE ANNE (BROADWAY) ANGLIN, as Administratrix for the Estate of AUBREY EARL BROADWAY and As the Sole Heir at Law, do hereby bargain, sell, convey and warrant unto:

**BERNAVE RUIZ AND WIFE, REYNA NOEMI RUIZ**

as Tenants by the Entirety with Full Rights of Survivorship and not as tenants in common , the following described property being situated in the State of Mississippi, County of DeSoto, 8095 Cedar Hill Lane, Olive Branch, Mississippi; being more particularly described as follows, to-wit:

**Lot 7, Mirror Lake Subdivision situated in Section 28, Township 1, Range 6 West as per plat in Plat Book 1, Page 5, in the Chancery Clerk's Office of DeSoto County Mississippi and being more particularly described as follows, to-wit:**

Grantor's Address:  
Janice Anne (Broadway)Anglin  
9155 Bethel Road  
Olive Branch, MS 38654  
Home #(662) 895-5149; Work # N/A

Grantee's Address:  
Bernave Ruiz and Reyna Noemi Ruiz  
7990Allendale Cove  
Olive Branch, MS 38654  
Home # (901) 331-2848 N/A

\* Prepared by and return to: Wallace C. Anderson  
Attorney At Law  
P.O. Box 64  
Olive Branch, MS 38654  
(662) 895-4390

Beginning at an iron pipe in the South line of Cedar Hill Road, said point of beginning being the Northwest corner of Lot 8; thence Southwestwardly 163.4 feet with the West line of Lot 8 to an iron pipe; thence Southwestwardly 48.5 feet to an iron pipe; thence Northwestwardly 60.0 feet to an iron pipe in the East line of Lot 6 of said Subdivision; thence Northwardly 174.6 feet with the East line of Lot 6 to an iron pipe in the South line of Cedar Hill Road; thence Eastwardly 71.5 feet with the South line of Cedar Hill Road to an iron pipe; thence Southeastwardly 70.2 feet with the South line of Cedar Hill Road to the Point of Beginning.


This being the same property conveyed to Aubrey Earl Broadway by Warranty Deed dated August 1, 1983, recorded in Warranty Deed Book No. 165, at Page No. 745, in the Records of the office of the Chancery Clerk of DeSoto County, Mississippi.

By way of explanation, Aubrey Earl Broadway died intestate on or about the 15<sup>th</sup> day of March, 2010 and his Estate is being probated in Cause No. 10-03-0717 in the Chancery Court of DeSoto County, Mississippi. The conveyance is made pursuant to the Order Appointing Administratrix and Issuing of Letters of Administration, filed March 31, 2010 and the Order Approving Sale of Real Property and for Administratrix to Execute Deed to the Buyer, filed September 23, 2011, in Cause No. 10-03-0717, in the Chancery Court of DeSoto County, Mississippi.

This Deed is given subject to subdivision and zoning regulations in effect for DeSoto County, Mississippi, and to easements for public roads and public utilities of record and to restrictive covenants as may be recorded in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

Grantees assume taxes for the year 2012 and thereafter. Possession is given with delivery of the Deed.

WITNESS MY SIGNATURE, this 27<sup>th</sup> day of September, 2011.

  
JANICE ANNE (BROADWAY) ANGLIN  
ADMINISTRATRIX/GRANTOR

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority in and for the Jurisdiction aforesaid, the within named JANICE ANNE (BROADWAY) ANGLIN, in her capacity as Administratrix and As Sole Heir At Law, who acknowledged that she executed, signed and delivered the above and foregoing Administratrix's Deed on the date and year shown thereon in her capacity as Administratrix of the Estate of AUBREY EARL BROADWAY and As Sole Heir At Law and as her free and voluntary act for the purposes therein expressed.

GIVEN UNDER my hand and seal of office, this the 27<sup>th</sup> day of September, 2011.

  
NOTARY PUBLIC

